

ZONING BOARD MEETING AGENDA

THURSDAY, JANUARY 15, 2015 AT 8:00 P.M.,

**MUNICIPAL BUILDING, 1 HEINEMAN PLACE
HARRISON, N.Y.**

CAL. Z14-033 JANICE STANTON – 33 Stratford Road, Block 518, Lot 19 – **Heard – Closed – Findings being prepared.**

CAL. Z14-026 EILEEN & JOHN BOSCO – 140 Sunnyridge Road, Block 221, Lot 14 – This property is located in an R-1/3 Zoning District and existing non-conforming with regard to its rear yard setback of 17.2 feet and pursuant to §235-9(B) Table of Dimensional Regulations of the Town/Village of Harrison Zoning Ordinance the minimum rear yard setback is 25 feet. Also as per §235-28 Titled Swimming Pools of the Town/Village of Harrison Zoning Ordinance. Swimming pools, pumps, filters, compressors or other pool related equipment may be located within that portion of the lot in which accessory buildings are permitted under the provisions of this chapter applicable to the district in which such lot is located; provided, however, that within the B Two-Family Residence District and the R-75 and R-50 One-Family Residence Districts, no swimming pools shall be located within 10 feet, or within any other Residence district, no swimming pool shall be located within 20 feet of side and rear property lines nor shall be set back 60 feet from any street in the B, R-75 and R-50 Districts, and 75 feet in all other Districts. The proposed deck indicates a rear yard setback of 18 feet 6 inches thus requiring a variance of 6 feet 6 inches. The proposed hot tub indicates the setback from the property line at the street frontage to be 39 feet, thus requiring a variance of 36 feet. – **Not Heard at the December Meeting – Adjourned to the January Meeting.**

CAL. Z14-031 LAURA & DAVID HERSH – 5 Ramapo Trail, Block 441, Lot 97 – This property is located in an R-1/3 Zoning District and is in an AE flood plain. As per §146-5.3.1 Elevation the following standards, in addition to the standards in §146-5.1-1 Subdivision Proposals, and §146-1.1-2 Encroachments, and §Standards for all Structures, apply to structures located in areas of special flood hazards as indicated. (1) Within A1-A30, AE and AH and also Zone A if case flood elevation data are available, new construction and substantial improvements shall have the lowest floor (including basement) elevated to or above 2 feet above the base floor level. As per §146-6.1 the applicant is seeking a variance to legalize a finished basement §146-6.2 indicates conditions for variances. Pursuant to §235-31(A) Setbacks from streams and other bodies of water the portion of the deck expansion is indicated to have a setback from the stream of 31.4 feet were a 50 foot setback is required thus requiring a 18.6 foot variance. – **Heard at the December Meeting – Adjourned to the January Meeting.**

CAL. Z14-032 JOSEPH DE FONCE – 47 Coakley Avenue, Block 247, Lot 7 – This property is located in an R-75 Zoning District and pursuant to §235-28 of the Zoning Ordinance of the Town/Village of Harrison Titled Swimming Pool states that swimming pools and related equipment shall not be located within 10 feet of any side and rear yard. Also per §235-(9)(B) of the Residential Table of Dimensional regulations the minimum required side yard setback for an accessory structure is 10 feet and the Minimum required rear yard setback for an accessory structure is 10 feet. The final survey submitted shows the pool to have a side yard of 6.4 feet thus requiring a variance of 3.6 feet and a rear yard setback of 9.6 feet at the South East Corner thus requiring a variance of 0.4 feet. The final survey shows the pool equipment to have a side yard setback of 1.1 feet thus requiring a variance of 8.9 feet and a rear yard setback of 1.2 feet thus requiring a variance of 8.8 feet. The final survey shows the deck constructed around the pool to have a rear yard setback of 6 feet thus requiring a variance of 4 feet and the deck to be at the side yard property lines, thus requiring a variance of 10 feet. – **Heard at the December Meeting – Adjourned to the January Meeting.**

- CAL. Z14-034 SEVILLE PLAZA** – 55-33 Calvert Street, Block 121, Lots 22-25, 29 – This property is located in a PB Zoning District. Applicant is seeking a 5th extension of a previously granted variance. Last extension granted 12/12/13 calendar Z13-034.
- CAL. Z14-035 MATHEW & HELEN MC CONNELL** – 40 Park Drive North, Block 542, Lot 7 – The property is located in an R-1 Zoning District and the property is also existing non-conforming with regard to lot size and side yard setback of 12.4 feet to the closest point of 5.1 feet along the property line at the northern portion of the lot. Pursuant to §235-9(B) of the Table of Dimensional Regulations of the Zoning Ordinance of the Town/Village of Harrison the minimum required side yard setback in an R-1 Zone is 20 feet. The proposed side yard setback for the garage addition increases the existing non-conformity with a side yard setback of 11 feet this requiring a variance of 9 feet.
- CAL. Z14-036 FISK MANAGEMENT, LLC** – 122 Lincoln Avenue, Block 641, lot 19 – This property is located in an R-2 Zoning district and pursuant to §235-9(B) of the Table of Dimensional Regulations of the Town/Village of Harrison zoning Ordinance the minimum required lot width at the required building setback is 200 feet. Also as per §235-33 The minimum lot width at the front lot line in any residence district shall not be less than 75% of the required lot width at the required minimum front yard depth, but in no case shall it be less than 50 feet. This application requires 2 variances: 1: The proposed lot width at the minimum building setback for a lot 2 is indicated to be 50 feet, thus requiring a variance of 150 feet. 2: The minimum front lot line width for lot 2 is indicated to be 50 feet, thus requiring a variance of 100 feet. Referral from the Planning Board with a positive recommendation.
- CAL. Z14-037 PAUL & SUZANNE RYAN** – 86 Bellevue Avenue, Block 564, Lot 3 – This property is located in an R-1 Zoning District and the property is existing non-conforming with regard to lot size. Pursuant to §235-9(B) of the Table of dimensional Regulations of the Town/Village of Harrison the minimum required front yard setback is 40 feet. Also as per §234-18-(B)-3 Accessory off Street Parking Spaces other than those which might be incidentally available within the actual driveway area shall not be located within the required front or side yard or within 10 feet from any property line in the required rear yard. The proposed new parking court creates a parking space within the required front yard, thus requiring a variance.